

Town of Culpeper Rezoning Application Information

A **REZONING** occurs when the current zoning of a parcel is changed to a different zoning district classification. A property owner may initiate this process. The Town of Culpeper Town Council may also initiate a rezoning process. The purpose of a rezoning is to permit the orderly and reasonable development of land and, to allow development activities where the existing zoning classification may not be suitable or best appropriate.



The following questions should be carefully considered before applying for a zoning change:

- Is the current and or requested zoning district in conformity with the Future Land Use section of the Comprehensive Plan for the Town of Culpeper?
- Are the present activities on the property in compliance with the existing zoning?

- Are there any characteristics of the property which are incompatible with the current zoning?
- As part of a rezoning, should consideration be given to restricting certain uses which are not appropriate or desirable in the neighborhood?
- Is the property accessible to existing streets?
- Have any changes in the area taken place which no longer makes the current zoning appropriate?
- What is the present and the proposed zoning and land use of the adjoining properties?

Any other considerations which may be unique to the property as assessed by the Town Planning & Zoning Administrator.

The applicant may obtain a rezoning application from the Town Planning & Community Development Department located at 400 S. Main Street on the third floor, Suite 301.



The applicant should schedule a meeting with the Town's planning staff to discuss the details of obtaining a rezoning. The applicant should fill out a rezoning application with the help of the planning staff. The fee of \$1,000 plus \$100 per acre is to be paid at the time of filing. Your application must be received 30 days prior to the next regularly scheduled meeting of the Planning Commission. The Planning Commission meets on the third Tuesday of the month at 6:00 p.m. in the Economic Development Center, 803 S. Main St., Culpeper, Virginia.

The proposed rezoning will involve two Public Hearings.



After reviewing the application and holding a public hearing, the Planning Commission will forward their recommendation to the Town Council, who will hold a second public hearing before making a final decision on the rezoning application.

The approximate processing time for obtaining a rezoning can take from 3 to 6 months from the time of application.

For further information, please contact the Department of Planning & Community Development.

Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

Phone – (540) 829-8260
Fax – (540) 829-8279

E-Mail:
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**Town of Culpeper
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